



**GASCOIGNE
HALMAN**

BROOKLYN, MOGGIE LANE, ADLINGTON

THE AREAS LEADING ESTATE AGENT



BROOKLYN, MOGGIE LANE, ADLINGTON

ASKING PRICE £725,000

AN IMMACULATELY PRESENTED THREE BEDROOM, TWO BATHROOM SEMI-DETACHED FAMILY HOME OFFERING A BEAUTIFUL BLEND OF CHARACTER AND CONTEMPORARY LIVING, EXTENDING TO APPROXIMATELY 1,454 SQ.FT. and FINISHED to an OUTSTANDING SPECIFICATION THROUGHOUT. OCCUPYING a SOUGHT-AFTER POSITION CLOSE TO POYNTON VILLAGE and WELL REGARDED LOCAL SCHOOLS. IMPRESSIVE 26FT OPEN PLAN LIVING DINING KITCHEN with BI-FOLDING DOORS, VELUX SKY LIGHTS and a HIGH-SPECIFICATION "LAURA ASHLEY" KITCHEN featuring QUARTZ WORKTOPS, SOLID OAK ISLAND, NEFF APPLIANCES, WINE COOLER. SEPARATE LOUNGE, BESPOKE UTILITY ROOM, GROUND FLOOR WC with UNDERFLOOR HEATING to the HALL, KITCHEN, UTILITY and WC. MASTER BEDROOM SUITE with VAULTED CEILING, BESPOKE DRESSING ROOM and CONTEMPORARY EN-SUITE SHOWER ROOM. TWO FURTHER WELL PROPORTIONED BEDROOMS and a BEAUTIFULLY APPOINTED FAMILY BATHROOM. GENEROUS BLOCK-PAVED DRIVEWAY, STORE GARAGE, ELEVATED PORCELAIN-TILED ENTERTAINING TERRACE and LANDSCAPED REAR GARDEN.

- AN IMMACULATELY PRESENTED THREE BEDROOM, TWO BATHROOM SEMI-DETACHED FAMILY HOME

- APPROXIMATELY 1,454 SQ.FT. OF BEAUTIFULLY APPOINTED ACCOMMODATION

- STUNNING 26FT OPEN PLAN LIVING DINING KITCHEN WITH HIGH SPECIFICATION FINISH

- BESPOKE LAURA ASHLEY KITCHEN, SEPERATE UTILITY & DOWNSTAIRS WC

- THREE BEDROOMS, MASTER BEDROOM SUITE WITH VAULTED CEILING, DRESSING ROOM & EN-SUITE SHOWER ROOM

- STORE GARAGE, ELEVATED PORCELAIN-TILED ENTERTAINING TERRACE & AMPLE SECURE OFF-ROAD PARKING FOR MULTIPLE VEHICLES





DESCRIPTION

An exceptional three bedroom, two bathroom semi-detached family home extending to approximately 1,454 sq.ft., beautifully appointed throughout and finished to a high specification, offering stylish contemporary living in truly turn-key condition. Occupying an attractive position within close proximity to Poynton village and well-regarded local schools, this stunning home has been thoughtfully enhanced by the current owners to create an immaculately presented family home, offering spacious and versatile accommodation throughout. In brief, the accommodation comprises:- a welcoming reception hall complete with bespoke fitted bench seating, decorative wall panelling and herringbone flooring. The accommodation is centred around a spectacular 26ft open-plan living dining kitchen, undoubtedly the heart of the home. Flooded with natural light from Velux windows and bi-fold doors, this impressive space has been designed for both entertaining and everyday family life. The bespoke Laura Ashley kitchen is fitted with quartz worktops and matching upstands, an antique mirrored splashback, pantry cupboard and a substantial solid oak island with breakfast seating and additional storage. A range of integrated NEFF appliances includes a double oven, induction hob, concealed extractor and wine cooler, whilst a filtered hot and cold water tap and Belfast sink add further convenience. The living and dining area centres around a striking feature fireplace incorporating a reclaimed oak beam mantel, exposed herringbone brick inglenook and electric stove-effect fire, creating a warm and inviting focal point. A separate lounge provides an excellent additional reception room, ideal as a cosy sitting room, snug or media room. Further ground floor accommodation includes a beautifully fitted utility room with bespoke cabinetry and quartz worktops, and a WC finished with contemporary fittings and decorative panelling. Underfloor heating serves the entrance hall, kitchen, utility room and WC, complemented by a Nest smart heating system. To the first floor, the outstanding master bedroom features a vaulted ceiling, elegant wall panelling and an attractive bay window, whilst an impressive dressing room benefits from extensive bespoke fitted wardrobes, illuminated shelving, drawer units and ample storage space. Completing the suite is a contemporary en-suite shower room incorporating a walk-in shower, vanity unit, illuminated mirror and quality fittings. Two further well-proportioned bedrooms are served by a beautifully appointed family bathroom finished with contemporary tiling, a panelled bath with rainfall shower over, floating vanity unit, illuminated mirror and heated towel rail. Externally, to the front, the property is set behind a generous block-paved driveway providing ample off-road parking and access to the store garage. To the rear, bi-fold doors open directly onto a substantial elevated porcelain-tiled terrace, providing the ideal space for outdoor dining, entertaining and relaxation. The terrace enjoys ample room for seating and barbecue areas whilst overlooking the garden below. Steps descend to a generous lawned garden enclosed by contemporary fencing and enjoying a delightful backdrop of mature trees, creating a private and family friendly outdoor space.

DIRECTIONS

SK10 4NY

TENURE

FREEHOLD

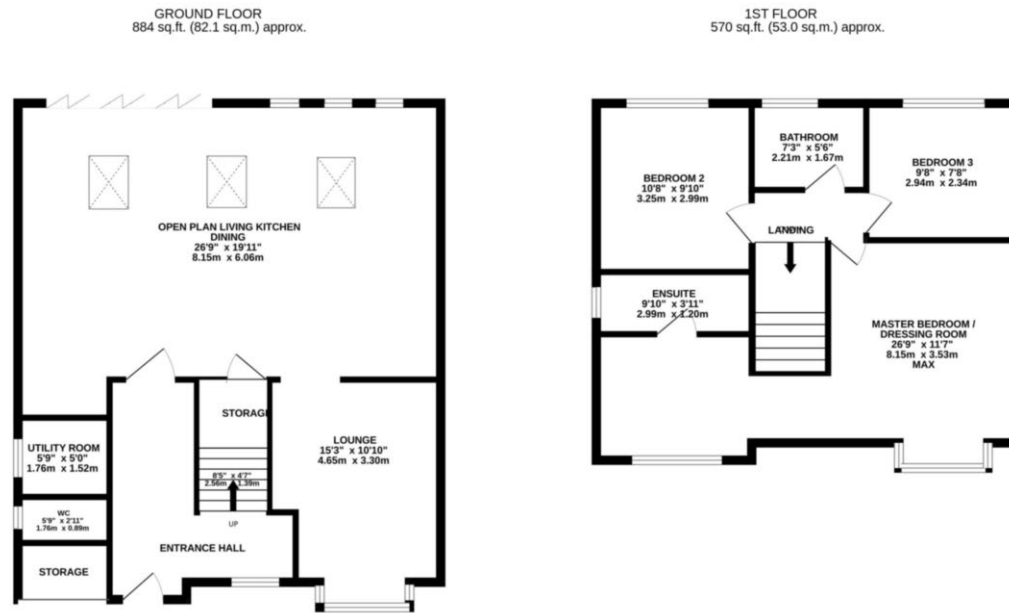
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES (NOT TESTED)

Services have not been tested and you are advised to carry out your own inspections and/or enquiries.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 1454sq.ft. (135.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

**GASCOIGNE
HALMAN**